



## THE CITY OF REDMOND Residential Deck Submittal Requirements

The following minimum information is required for your Residential Deck Building Permit Application.

### A. FEES DUE AT TIME OF PERMIT APPLICATION

The following non-refundable fees will be collected at the time of application for all residential projects. Please refer to the sheet, Residential Building Permit Fees for additional information.

1. Building Plan Check Fee
2. 3% Technology Surcharge Based on Total Permit Cost

### B. CODES

The following codes apply to Residential Decks:

#### National Codes

1. 2003 International Residential Code (IRC)
2. 2003 International Building Code (IBC)

#### Washington State Amendments

1. WAC 51-50 Washington State Building Code (IBC)
2. WAC 51-51 Washington State Building Code (IRC)

#### Redmond Local Amendments and Regulations

1. Redmond Municipal Code Title 15 Buildings and Construction  
Chapter 15.08 - Building Code
2. Redmond Community Development Guide

### C. CITY OF REDMOND DESIGN REQUIREMENTS

IRC Table R301.2(1)

Ground Snow Load	Wind Speed	Seismic Design	Subject to Damage From				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
			Weathering	Frost line depth	Termite	Decay					
15	85	D2	Moderate	12"	Slight to Moderate	Slight to Moderate	27° F	No	1979 FIRM	113	52° F

A Geo-Technical Report may be required for residential construction on steep or difficult lots.

### D. PLANS AND DRAWINGS

**Submit two (2) complete sets of drawings and plans.** Drawings and plans must be submitted on minimum 18"x24", or maximum 30"x42" paper. All sheets are to be the same size and sequentially labeled. Plans are required to be clearly legible, with scaled dimensions, in indelible ink, blue line, or other professional media. Plans will not be accepted that are marked preliminary or not for construction, that have red lines, cut and paste details or those that have been altered after the design professional has signed the plans. **REVERSE PLANS WILL NOT BE ACCEPTED.**

# DETAILED SUBMITTAL REQUIREMENTS

Mark each box to designate that the information has been provided.  
Please submit this checklist as part of your submittal documents.

## A. ☐ SITE PLAN – REQUIRED WITH ALL SUBMITTALS

1. Three (3) complete sets of plans on 8.5"x11" paper which reflect all of the information noted in the Site Improvement and Drainage Plan Requirements for Residential Construction.

## B. ☐ FOOTING PLAN (Minimum 1/4" Scale)

1. Show location of new footings with section cuts and dimensions.
2. Show spacing of anchor bolts, location, and type of holddown fasteners to the foundation (per registered design professional, if required).

## C. ☐ DECK FRAMING PLAN (Minimum 1/4" Scale)

1. Show new deck footprint location at existing house, with necessary structural details and attachment to the house.
2. Call out materials to be used for deck framing.
3. Framing details to include solid blocking, joist span, joist hanger identification, knee brace requirements, etc.
4. Provide post to beam connection specifications and ledger attachment details.
5. Provide dimensions for stairs, with details showing rise, run, handrails and guardrails where required.

## D. ☐ ELEVATIONS AND DETAILS

1. Provide the height above finish grade for the deck floor at each corner.
2. Provide details of all connections, from foundation to walls, pier to post, post to beams and rafters or trusses to walls.

I certify that the above checked items are included as part of the application.

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**Applicant or Representative**

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**Date**